

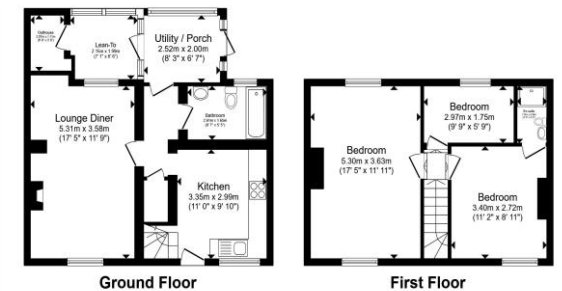


**Teanhurst Road, Tean, Stoke-On-Trent. ST10 4LR**

welcome to

## Teanhurst Road, Tean, Stoke-On-Trent

Situated within the everpopular village of Tean, this three-bedroom mews style property offers spacious and well maintained accommodation, perfect for first-time buyers, growing families or those looking to downsize with attractive rear garden with delightful countryside views beyond.



Total floor area 93.9 m<sup>2</sup> (1,011 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.propertybox.co](http://www.propertybox.co)

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Breakfast Kitchen:**

11' max x 9' 10" max ( 3.35m max x 3.00m max )

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated dishwasher; integrated oven with gas hob and cooker hood over; double glazed window to the front elevation; space for a dresser unit; complementary wall and floor tiling; vertical central heating radiator; stairs leading to the first floor accommodation; opening to:

**Inner Hallway:**

With storage cupboard; central heating radiator; doors off to:

**Lounge Diner:**

17' 5" x 11' 9" max ( 5.31m x 3.58m max )

Having feature fireplace housing a log burning stove; wood effect flooring; double glazed windows to the front and rear elevations; two central heating radiators; step up to dining area; exposed beam; alcove shelf.

**Bathroom:**

Having freestanding roll top bath with claw feet and mixer tap with shower head attachment; wash hand basin; low level wc; complementary floor tiling; feature vertical central heating radiator; double glazed window to the rear elevation.

**Porch / Utility:**

8' 3" x 6' 7" ( 2.51m x 2.01m )

Being of uPVC construction with perspex roof having base units; plumbing for washing machine; central heating radiator; complementary tiled flooring; door leading out to the garden; door leading into:

**Lean To:**

With perspex roof; exposed wall; door leading into:

**Store Room:**

With power; space for appliances.

**Stairs:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom:**

Having double glazed windows to the front and rear elevations; two central heating radiators.

**Bedroom:**

Currently used as a study. With double glazed window; central heating radiator.

**Bedroom:**

With double glazed window; central heating radiator; door leading into:

**En Suite Shower Room:**

Having shower cubicle with wall mounted shower; low level wc; wash hand basin set in a vanity unit with splashback tiling; vertical central heating radiator; sky light window; wood effect flooring.

**Gardens:**

Front forecourt garden with mature shrub plantings with wall boundaries. The rear garden is accessed over a shared pathway with steps leading up to patio areas with shrub and flower plantings leading to the outbuilding.

**Outbuilding:**

This property owns the front sections of each outbuilding.

**Please Note:**

The photographs may have been taken using a wide angle lens.



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## Teanhurst Road, Tean, Stoke-On-Trent

- Delightful Mews Cottage
- Breakfast Kitchen. Ground Floor Bathroom
- Lounge Diner. Porch/Utility. Store
- Three Bedrooms. En Suite
- Front Forecourt Garden. Rear Garden backing onto Open Fields

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110228 - 0002

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**01889 567567**



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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